



2023-785771 5/30/2023 11:28 AM PAGE: 1 OF 5
FEES: \$24.00 PK MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is May 30, 2023. The parties and their addresses are:

MORTGAGOR:

ROBERT PRICE

Spouse of Tamara J. Price
198 Keystone Road
Sheridan, WY 82801

TAMARA J. PRICE

Spouse of Robert Price
198 Keystone Rd
Sheridan, WY 82801

LENDER:

FIRST FEDERAL BANK & TRUST

Organized and existing under the laws of the United States of America
671 Illinois Street
Sheridan, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated May 11, 2017 and recorded on May 15, 2017 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at As Instrument 2017-734687 BOOK: 954 PAGE: 180 and covered the following described Property:

A tract of land located in the SW1/4NE1/4 and SE1/4NW1/4 of Section 15, Township 56 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as

Price Solar And Electric, LLC
Wyoming Real Estate Modification
WY/4XXJKUKAL00000000003066025N

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Initials
Page 1

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follows:

Beginning at a point located West, 2200.5 feet from the E1/4 corner of said Section 15, thence North 708 feet to the South line of a County Road; thence along said South line 85°48' West, 457.5 feet; thence North 88°14' West, 79.5 feet; thence South 659.1 feet; thence East 706.4 feet to the point of beginning.

The property is located in Sheridan County at 198 Keystone Rd., Sheridan, Wyoming 82801.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated May 11, 2017, from Price Solar And Electric, LLC (Borrower) to Lender, with a modified maximum credit limit of \$60,000.00 and maturing on June 20, 2024.

(b) Future Advances. All future advances from Lender to Price Solar And Electric, LLC under the Specific Debts executed by Price Solar And Electric, LLC in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Price Solar And Electric, LLC either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) All Debts. All present and future debts from Price Solar And Electric, LLC to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as



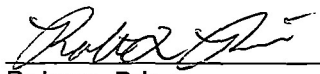
those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(d) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

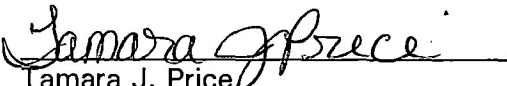
3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

 (Seal)
Robert Price

Date 30 May 23

 (Seal)
Tamara J. Price

Date 30 May 23



LENDER:

First Federal Bank & Trust

By Molly Eckard (Seal)
Molly Eckard, Commercial Loan Officer

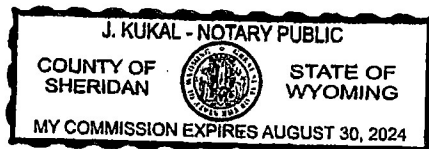
Date 5/30/2023

ACKNOWLEDGMENT.

County OF Sheridan, State OF Wyoming ss.
This instrument was acknowledged before me this 30 day of
May, 2023 by Robert Price, spouse of Tamara J. Price, and
Tamara J. Price, spouse of Robert Price.

My commission expires:

J. Kukul
(Notary Public)





2023-785771 5/30/2023 11:28 AM PAGE: 5 OF 5

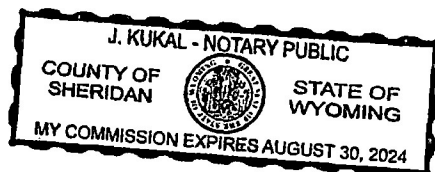
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

(Lender Acknowledgment)

County OF Sheridan, State OF Wyoming ss.

This instrument was acknowledged before me this 30 day of May, 2023 by Molly Eckard as Commercial Loan Officer of First Federal Bank & Trust.

My commission expires:



J. Kukal
(Notary Public)

NO. 2023-785771 MODIFICATION OF MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST FEDERAL BANK & TRUST 1575 SHILOH RD STE F
BILLINGS MT 59106-1712